BILL GARRETT, Davidson County
Trans:T20120085315 DEEDQC
Recvd: 11/07/12 15:16 8 pgs
Fees:42.00 Taxes:0.00
20121107-0103003

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **James Utley, II, Edgar James Utley, IV and Christopher Vincent Utley, Trustees of the James Utley, II Trust**, does hereby quitclaim and convey unto **James Utley, II, Edgar James Utley IV, and Christopher Vincent Utley, Trustees of the 2012 Utley Trust, with full power to sell, transfer and convey,** all right, title and interest in and to the following real property in Davidson County, Tennessee, to-wit:

SEE EXHIBIT "A" THROUGH "F" ATTACHED HERETO AND MADE A PART HEREOF.

IN WITNESS WHEREOF, I have hereto set my/our hands as of the 16 day of ~~September~~ October, 2012.

James Utley, II, Trustee

Edgar James Utley, IV, Trustee

Christopher Vincent Utley, Trustee

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Utley, II, Trustee, Edgar James Utley, IV, Trustee and Christopher Vincent Utley, Trustee,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 16 day of ~~September~~ October, 2012.

Notary Public

ANDREI ELLEN LEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
7-6-15

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 16 day of ~~September~~ October, 2012.

Notary Public

ANDREI ELLEN LEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
7-6-15

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NEW OWNER(S)
James Utley, II, Trustee
3822 Hydes Ferry Road
Nashville, TN 37218

SEND TAX BILL TO:
New Owners

EXHIBIT "A"

Map/Parcel: 06916003900

LAND situated and lying in the Thirteenth (formerly the 23rd) Civil District of Davidson County, Tennessee, described as follows:

Being the southeasterly part of the tract of land designated 2nd in the deed from A. Ashton, etux, to C. E. Fuston, etux, of record in Book 626 on page 448 in the Register's Office of Davidson County, Tennessee, and described according to an unregistered map made October 10, 1927, by John Wilkes, Civil Engineer, as follows: Beginning in the center of the Old Hyder Ferry Turnpike at the southeast corner of said Fuston land; thence with the center of said turnpike, North 35 deg. West 250 feet; thence at right angles, southwesterly 150 feet; thence at right angles, southeasterly 250 feet to a point in the southerly line of said Fuston land; thence with said line, northeasterly 150 feet to the beginning.

INCLUDED in the above described property but expressly EXCLUDED from this conveyance is the following described real estate which the said Nora Jones did convey away to Thomas D. Phillips by deed dated November 14, 1952, and recorded in Book 2101, page 617, said Register's Office, and which is described as follows:
Beginning in the center of Old Hyder Ferry Pike, 150 feet southeasterly from the northerly corner of the property conveyed to M. A. Jones and wife, Nora Jones by deed from L. A. Jones and wife, of record in Book 821, page 419, Register's Office of said County; thence with M. A. Jones' southeasterly boundary line, South 54 deg. West 150 feet to a point in the northeast boundary line of the property conveyed to Moses W. Brown and wife, Sarah D. Brown by Deed from Johnnie Malone of record in Book 1733, page 231 of said Register's Office; thence with Moses W. Brown's said northeast boundary line, South 36 deg. East 100 feet to the southerly corner of a stone wall; thence North 54 deg. East 150 feet to the center of said Old Hyder Ferry Pike; thence with the center of the Old Hyder Ferry Pike, North 36 deg. West 100 feet to the beginning.

BEING the same property conveyed to James Utley and wife, Frances E. Utley by Deed from Nora Jones by deed dated June 30, 1964 and filed in Book 3830, page 742, said Register's Office. The said Frances E. Utley having since died with title now vested in James Utley as surviving tenant by the entirety. James Utley conveyed his interest to James Utley, III, Edgar James Utley, IV, and Christopher Vincent Utley, atuInstrument No. 20101101-0087322, Register's Officefor Davidson County, Tennessee.

This is improved property known as: 3803 Hydes Ferry Road, Nashville, TN 37218

EXHIBIT "B"

Map/Parcel: 06916019900

A tract or parcel of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey by Ernest Davis, Surveyor, dated October 18, 1969, as follows: BEGINNING at the common rear corner of the Louise Stafford property and the James Utley property, a description of which is of record in Book 3830, page 742, Register's Office for Davidson County, Tennessee, said point being located at a point South 53 deg. 30 min. West 150 feet from the center line of Old Hyes Ferry Road; thence leaving the common dividing line of Utley and Stafford and running along the rear lines of James Utley and Theo Phillips, South 36 deg. East 250 feet to a point, a common corner of the Theo Phillips and J. F. McClellan boundary, South 53 deg. 30 min. West 188 feet to a point; thence leaving McClelland's line, North 46 deg. 30 min. West 249 feet to a point; thence North 33 deg. 45 min. East 156 feet to a point; thence North 56 deg. 15 min. West 72 feet to a point; thence South 33 deg. 45 min. West 63 feet to the point of beginning.

BEING the same property conveyed to James Utley and J. Marshall Warren by deed from Louise Stafford, dated March 11, 1970, recorded in Book 4403, page 321-323, said Register's Office. The said J. Marshall Warren having conveyed his interest to James Utley by deed dated October 17, 1977, and filed in Book 5212, page 647, said Register's Office. James Utley conveyed his interest to James Utley, III, Edgar James Utley, IV, and Christopher Vincent Utley, at Instrument No. 20101101-0087322, Register's Office for Davidson County, Tennessee.
This is unimproved property known as: 0 Hydes Ferry Road, Nashville, TN 37218

EXHIBIT "C"

Map/Parcel: 06911005500

TRACT NO. 2: An unimproved tract of 5 acres, more or less, shown as Metro property Map No. 69-11, parcel No. 55, and described:

Being a tract of land in the 13th Civil District of said County, and part of the M. W. Brown Farm of record in Book 1733, page 231, said Register's Office for Davidson County, Tennessee, and according to a survey by Geo. W. Watkins, Surveyor, October 19, 1949 and revised January 27, 1950, being Tract #3 of said plan, described as follows:
Beginning at a point in the north margin of a 25 foot Lane and in the southern boundary of a tract of land owned by K. Gardner of record in Book 1640, page 11, R.O.D.C., TN, said point being the northeasterly corner of Tract #3 and the western most point of Tract #4 of said Plan and being South 49 deg. 15 min. West 666 feet from the center of the Old Hydes Ferry Pike; thence with the line between Tract #3 and #4, South 18 deg. 15 min. East 450 feet to an iron pin, the common corner of Tracts 2, 3 and 4 and being in the northerly line of tract of land conveyed to Richard Marvels of record in Book 1807, page 558, said Register's Office; thence with Marvels northerly line, S 80 deg. 30 min W 578.8 feet to the center line of the Tennessee Central Railroad right-of-way; thence with the center of said Railroad R/W with a 3 deg. curve 172 feet to a point; thence North 27 deg. 30 min. West 300 feet to a point in the center of said Railroad R/W; thence North 80 deg. 30 min. East 650 feet along the southern boundary of said Gardner tract to point of beginning, containing 6.44 acres, more or less, including but excluding that part of the Tennessee Central Railroad R/W and a 25 foot lane along the northern boundary of the land herein described.

INCLUDED with the foregoing description but EXCLUDED from this parcel at the death of Lora B. McCall is that portion of the land conveyed to Jerry Kertchaval and wife, on August 10, 1954, by deed of record in Book 2294, page 151, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James Utley and wife, Frances McCall Utley by deed from Christina Norris, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, dated May 1, 1983, and filed in Book 6051, page 50, said Register's Office. The said Frances McCall Utley having since died and title now vest in James Utley as surviving tenant by the entirety. **James Utley conveyed his interest to James Utley, III, Edgar James Utley, IV, and Christopher Vincent Utley, at Instrument No. 20101101-0087022, Register's Office for Davidson County, Tennessee.**

This is unimproved property known as: 0 Emerald Court, Nashville, TN 37218

EXHIBIT "D"

Map/Parcel: 06911006900

TRACT NO. 1: A house and lot at 3900 Old Hydes Ferry Pike, shown as Metro Property Map No. 69-11, parcel 69 and described:

A lot of land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described as follows:
Beginning in the center of the Hydes Ferry Pike at the southwest corner of a lot formerly owned by Beulah Belle Hyde; thence with said Hyde's westerly line, North 34 deg. East 34.8 poles to the north line of the old Green B. Stewart tract of land of which this is a part; thence with said line, North 73 deg. West 10.34 poles to the northeast corner of the lot formerly owned by J. M. Hooberry; thence with his easterly line, South 34 deg. West 30 poles to the center of said pike; thence with the center of pike, South 48-1/2 deg. East 10 poles to the beginning, containing 2 acres, be the same, more or less.

INCLUDED in the foregoing description but EXCLUDED from this parcel at the death of Lora B. McCall is (i) that portion of the property taken by Davidson County, Tennessee, by condemnation for what is now (New) Hydes Ferry Pike by decree, as described in Minute Book 65, pages 94 & 95 of the Minutes of the Second Circuit Court for Davidson County, -v- Will McCall, etux; (ii) that portion of the land conveyed to L. C. Anderson and wife, on November 7, 1951 by deed of record in Book 2027, page 219, Register's Office for said County and (iii) that portion of the land conveyed to James Utley and wife, on July 18, 1967, by deed of record in Book 4153, page 199, said Register's Office.

BEING the same property conveyed to James Utley and wife, Frances McCall Utley by deed from Christina Norris, Clerk and Master of the Chancery Court at Nashville for Davidson County, Tennessee, dated May 1, 1983, and filed in Book 6051, page 47, said Register's Office. The said Frances McCall Utley having since died with title being vested in James Utley as surviving tenant by the entirety. **James Utley conveyed his interest to James Utley, III, Edgar James Utley, IV, and Christopher Vincent Utley, at Instrument No. 20101101- ***
This is improved property known as: 3900 Hydes Ferry Road, Nashville, TN 37218

***00873022, Register's Office for Davidson County, Tennessee.**

EXHIBIT "E"

Map/Parcel: 06911006400

LAND in Davidson County, Tennessee, being Lot No 1 as shown on the Plan of record of the Final Plat of Lewis Subdivision, of record in Instrument No. 20010108-0002315, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James Utley and wife, Frances McCall Utley by Warranty Deed from Louella Maxwell Pratt, unmarried, dated April 1, 2003, and filed in Instrument No. 20030402-0043513, said Register's Office. The said Frances McCall Utley having since died and title now vested in James Utley as surviving tenant by the entirety.

James Utley conveyed his interest to James Utley, III, Edgar James Utley, IV, and Christopher Vincent Utley, at Instrument No. 20101101-0087322, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3821 Hydes Ferry Road, Nashville, TN 37218

EXHIBIT "F"

Map/Parcel: 06911007000

A tract of land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described as follows:
Beginning at a point in the center of the Old Hydes Ferry Pike at the southeast corner of the property conveyed to Willie McCall and wife, by deed from Noah W. Cooper of record in Book 634, page 284, Register's Office for said County; thence with the center of said Pike, southeastwardly 63 feet; thence northeastwardly and parallel with Willie McCall's line, 195 feet; thence northwestwardly 63 feet to the eastern boundary line of said Willie McCall property; thence with said McCall's line, southwestwardly 195 feet to the beginning.

BEING the same property conveyed to James Utley and wife, Frances Utley by Warranty Deed from Florence Kennedy Smith, dated June 9, 1952, and filed in Book 2084, page 571, said Register's Office. The said Frances Utley having since died and title now vested in James Utley as surviving tenant by the entirety. **James Utley conveyed his interest to James Utley, III, Edgar James Utley, IV, and Christopher Vincent Utley, at Instrument No.20101101-0087322, Register's Office for Davidson County, Tennessee.**
This is improved property known as: 3822 Hydes Ferry Road, Nashville, TN 37218.